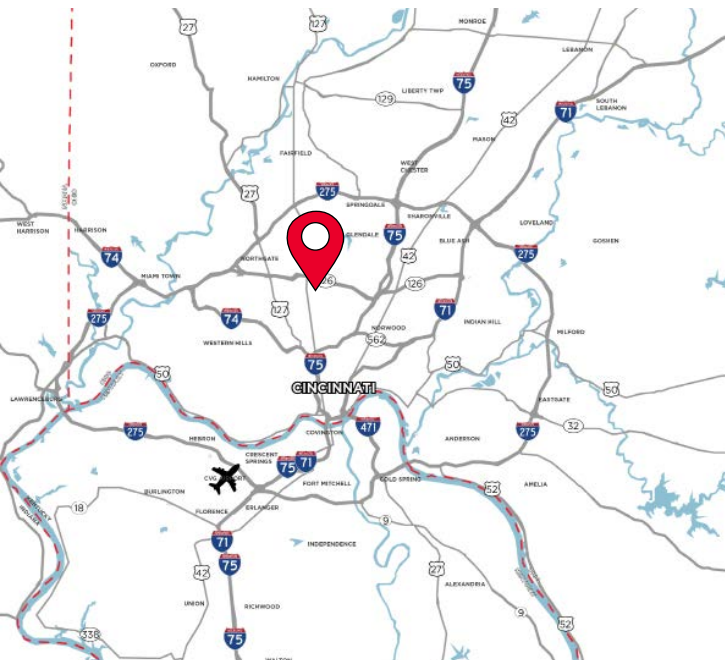


FOR SUBLEASE
1780 CARILLON
BLVD
 CINCINNATI, OH 45240



OFFICE/ LAB SPACE

SUBLEASE RATE: \$9.00/PSF NNN



PROPERTY HIGHLIGHTS

- 13,200 Total SF
- 3.00 Acres
- Sublease expires January 31, 2031
- Built in 2008
- (1) Grade-Level Door
- Located just minutes from I-275
- Many local amenities nearby

For more information, contact:

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FOR SUBLEASE

1780 CARILLON BLVD.

CINCINNATI, OH 45240

BUILDING SPECIFICATIONS

SUBLEASE RATE: \$9.00/PSF NNN

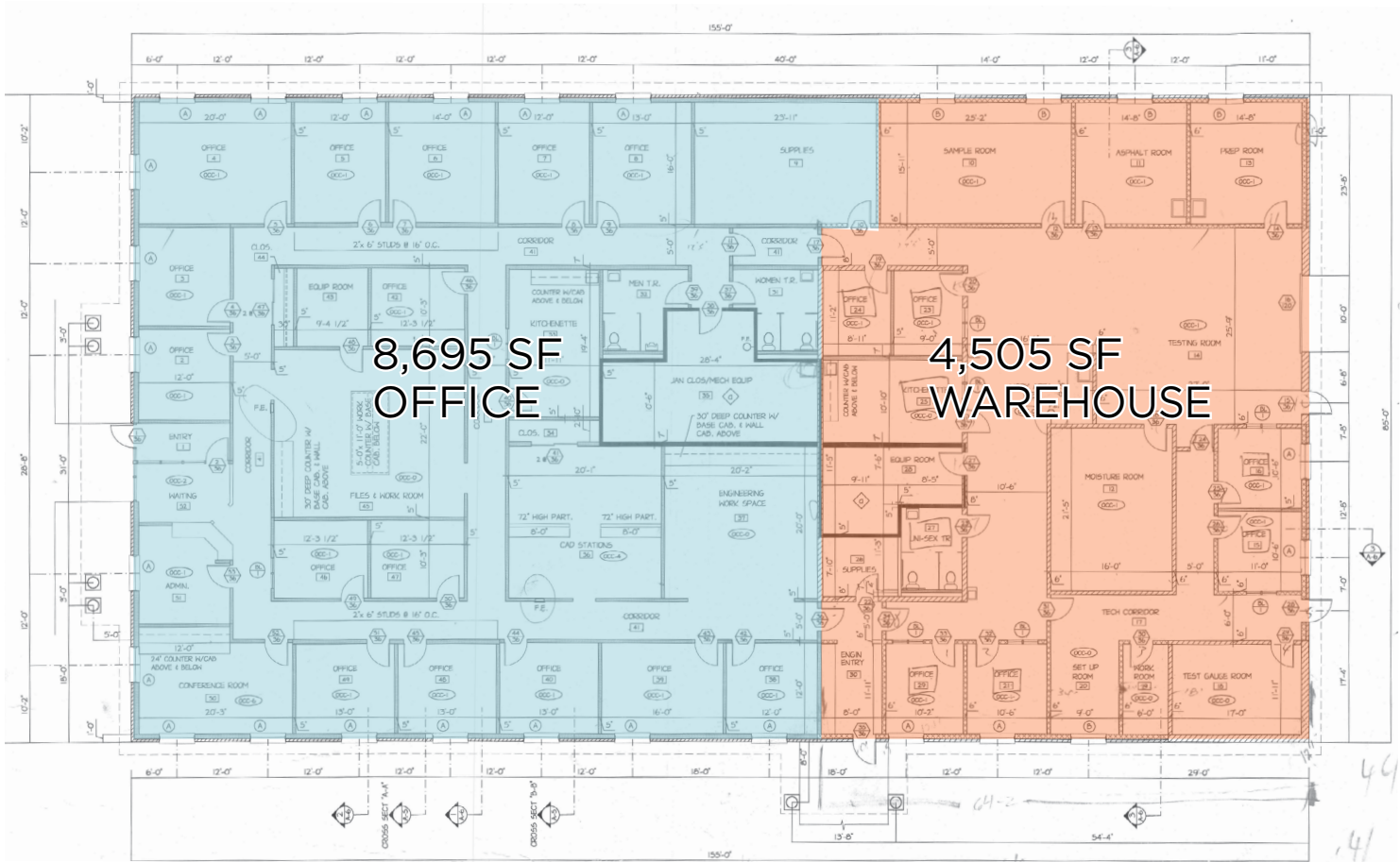
LOCATION	Cincinnati, OH	LIGHTING	LED
BUILDING SIZE	13,200 Total SF	DRIVE-IN DOORS	(1) Drive-in Door
LAB SIZE	4,480 Total SF	ELECTRIC	480 Volt; 3 Phase
ACRES	3.00	PARKING	50 Spaces
CONSTRUCTION	Masonry	ZONING	SPA-3 Forest Park
CLEAR HEIGHT	12'	REAL ESTATE TAXES	\$41,544.86 (2024)
ROOF	Asphalt Shingle		

SITE AERIAL



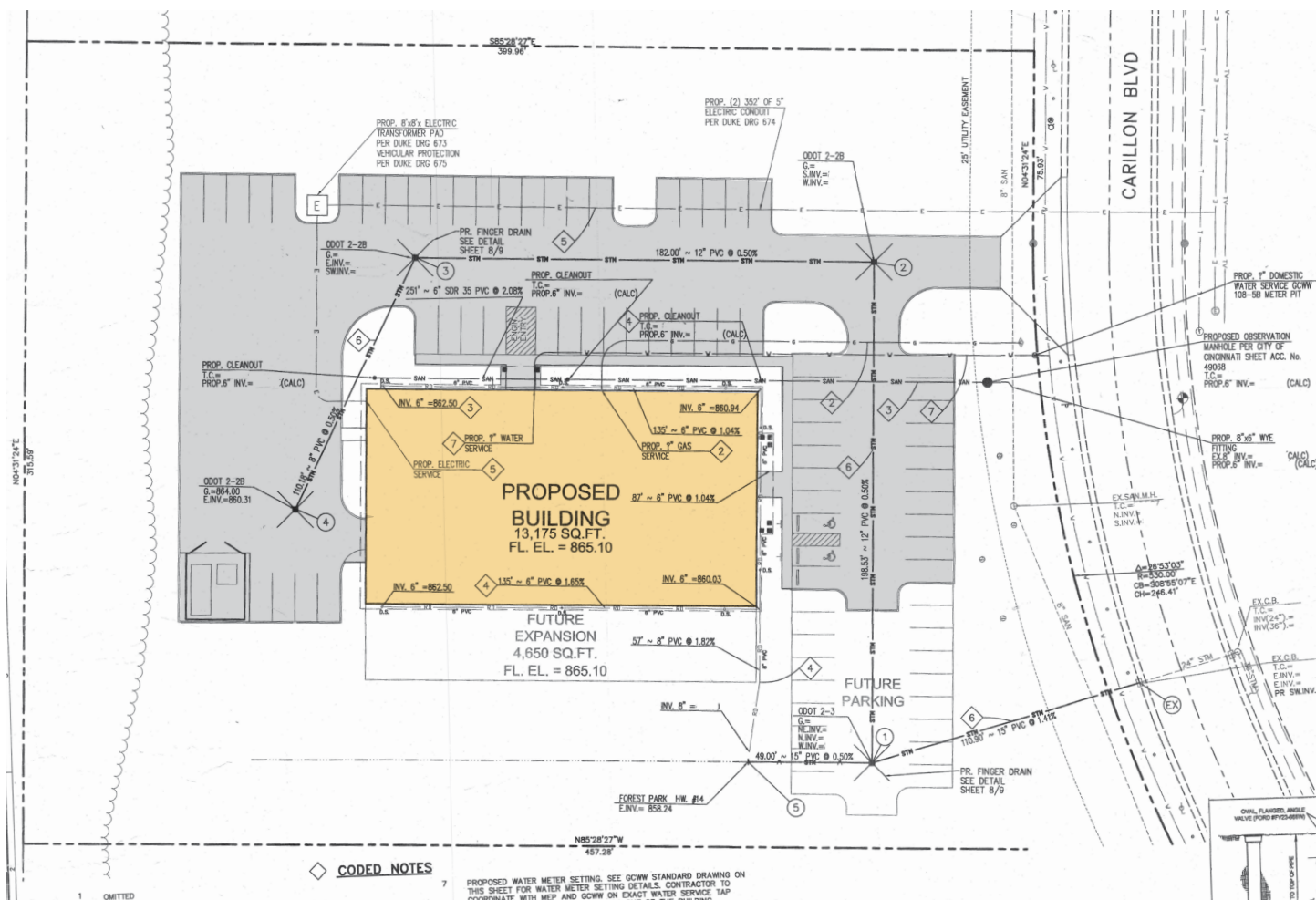
FOR SUBLEASE
1780 CARILLON BLVD.
CINCINNATI, OH 45240

FLOOR PLAN



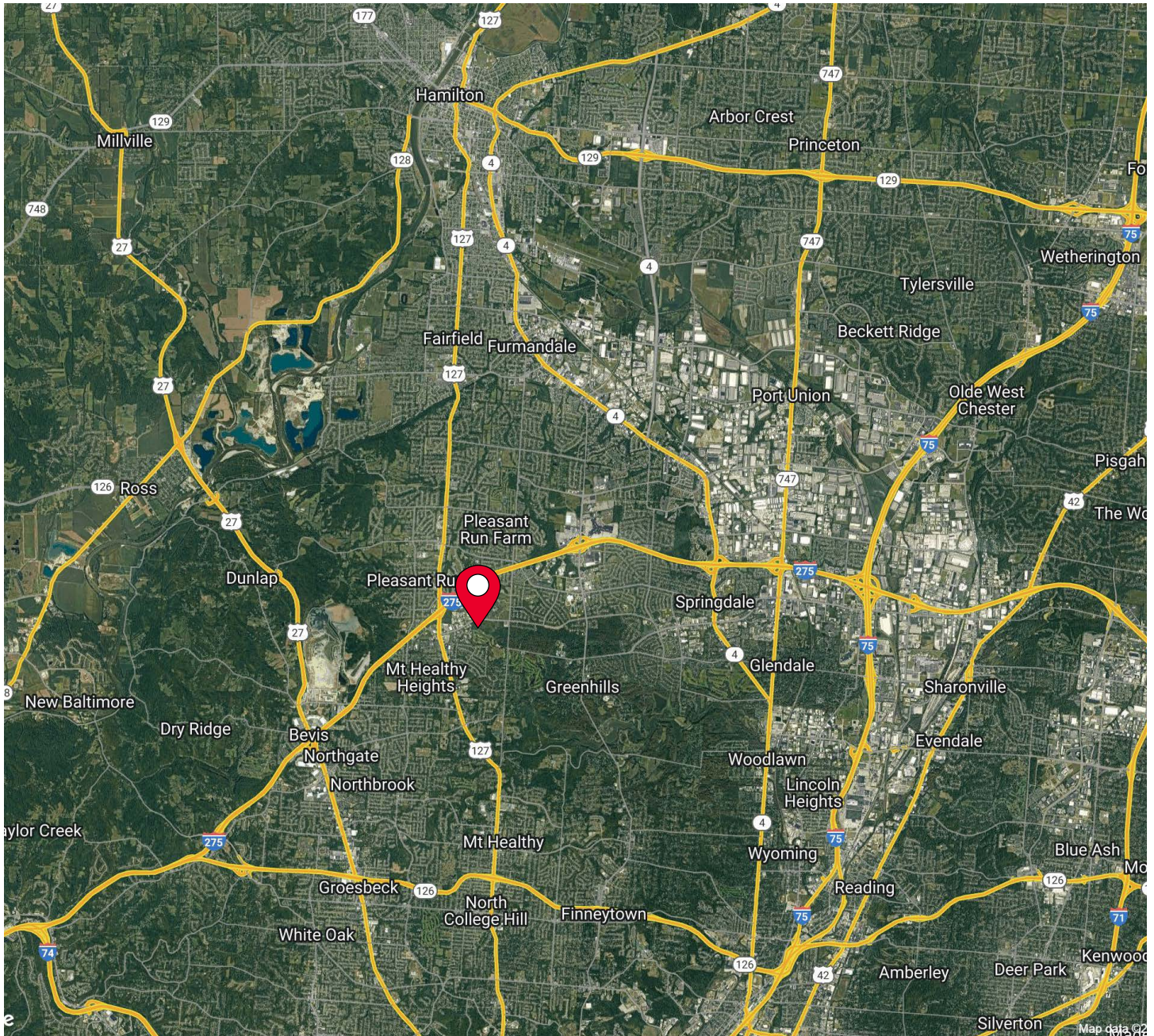
CINCINNATI, OH 45240

SITE PLAN



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AERIAL LOCATION



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